

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/173

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69766

Location: 39 Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PW

Development: Demolition and rebuilding of dwelling; basement and ground floor extension at rear and single storey extension at front

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

No development shall commence unless and until the following details have been submitted to and agreed with the Local Planning Authority:

- (1) Photographic dilapidation survey of the footway abutting the site in the event that subsequent remedial works are required following demolition works and construction of the development;
- (2) If proposed, details of site hoarding and/or scaffolding positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
- (3) Facilities for the storage on site or on land within the applicant's control of demolition and construction materials;
- (4) Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reasons

To ensure adequate off highway materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations in order to obtain a hoarding/scaffolding permit(s) prior to works affecting the adopted highway commencing. The cost of permit and any necessary works/measures will be the responsibility of the developer.

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding specification for and implementation of any highway remedial works that may be required as a result of the proposed development. The cost of the works will be the responsibility of the developer.
(N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)
4. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway

Date: 27 November 2023

Signed: **A Southgate**
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY